

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
E/S Garrison Forest Road, 820' S \*  
of the c/l of Caves Road \* DEPUTY ZONING COMMISSIONER  
(411 Garrison Forest Road) \*  
3rd Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
Edwin B. Jarrett, Jr., et ux \* Case No. 97-368-A  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 411 Garrison Forest Road, located in the vicinity of Caves Road in Owings Mills. The Petition was filed by the owners of the property, Edwin B. Jarrett, Jr., and his wife, Evelyn K. Jarrett. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 feet in lieu of the required 50 feet for a proposed garage addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date

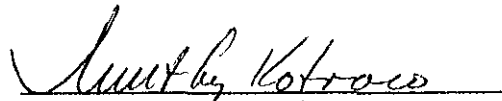
By

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 1A04.5.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 feet in lieu of the required 50 feet for a proposed garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs





Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 3, 1997

Mr. & Mrs. Edwin B. Jarrett, Jr.  
411 Garrison Forest Road  
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
E/S Garrison Forest Road, 820' S of the c/l of Caves Road  
(411 Garrison Forest Road)  
3rd Election District - 3rd Councilmanic District  
Edwin B. Jarrett, Jr., et ux - Petitioners  
Case No. 97-368-A

Dear Mr. & Mrs. Jarrett:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





# Petition for Administrative Variance

97-368-A

## to the Zoning Commissioner of Baltimore County

for the property located at 411 GARRISON FOREST ROAD

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

IT IS OUR INTENTION TO ERECT A BUILDING CAPABLE OF GARAGING 2 CARS PLUS A TRACTOR AND YARD EQUIPMENT CONNECTING TO THE EXISTING BUILDING BY AN ENCLOSED BREEZEWAY. TO DO SO WOULD LEAVE 18 FT. TO THE PROPERTY LINE AND RC5 REQUIRES 50'. IT IS IMPRACTICAL TO PUT THE BLDG. BEHIND THE HOUSE (E) BECAUSE OF SUMMER LIVING FACILITES AND TOPAGRAPHY. NORTH OF THE HOUSE WOULD BE NEXT TO IMPOSSIBLE BECAUSE OF THE LOCATION OF THE SEPTIC SYSTEM. IN FRONT OF THE HOUSE (W) WOULD BE POSSIBLE BUT IMPRACTICAL AND ARCHITECTUALLY (OVER)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm under the penalties of perjury that we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

EDWIN B. JARRETT, JR.

(Type or Print Name)

Signature

EVELYN K. JARRETT

(Type or Print Name)

Signature

(O) 337-4039

411 GARRISON FOREST ROAD (H) 356-7144

Address

Phone No

OWINGS MILLS,

MD

21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted

E.B. JARRETT, JR.

Name

(O) 337-4039

411 GARRISON FOREST ROAD

(H) 356-7144

Address

Phone No

OWINGS MILLS, MD. 21117

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

R.T.

DATE:

3-4-97

ESTIMATED POSTING DATE:

3-16-97



Printed with Soybean Ink  
on Recycled Paper

ITEM #:

368

ORDER RECEIVED FOR FILING

Date

By

# Affidavit in support of 97-368-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 411 GARRISON FOREST ROAD  
address

OWINGS MILLS, MD. 21117

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (indicate hardship or practical difficulty)

NOT ACCEPTABLE. THUS, OUR PLANS PRESENT THE MOST USEFUL & ARCHITECTUALLY PLEASING  
LOCATION FOR OUR ADDITION. OUR NEAREST NEIGHBOR IS 105' TO THE NORTH PROPERTY LINE  
THERE IS A NEW DEVELOPMENT GOING IN TO THE EAST & SOUTH THICKLY WOODED AREA. THE  
CLOSEST NEIGHBOR IN FRONT OF THE HOUSE (W) BORDERS GARRISON FOREST RD. AND IS 430'  
AWAY. TO THE SOUTH, NEXT TO THE PROPOSED LOCATION, LIES THE NEW ROAD FOR PRESTIGE  
DEVELOPERS, INC. AND BEYOND THAT THROUGH THE WOODS IN A S/W DIRECTION IS A NEIGHBOR  
485' AWAY. IN CONCLUSION, TO LOCATE THE PROPOSED ADDITION OTHER THAN AS PRESENTED

WOULD NOT UTILIZE EXISTING FACILITIES PROPERLY. IT WOULD ACTUALLY ENHANCE THE  
APPEARANCE OF THE PROPERTY & IN NO WAY INFRINGE UPON A NEIGHBOR'S VIEW OR PRIVACY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edwin B. Jarrett, Jr.  
(signature)

EDWIN B. JARRETT, JR.  
(type or print name)



Evelyn K. Jarrett  
(signature)

EVELYN K. JARRETT  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of February, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Edwin B. Jarrett, Jr. and Evelyn K. Jarrett

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal

2/20/97  
date

Serapina E. Lortz  
NOTARY PUBLIC

My Commission Expires. 9/1/97

ITEM# 368

**ZONING DESCRIPTION FOR  
411 GARRISON FOREST ROAD**

97-368-A

Beginning at a point on the East side of Garrison Forest Road, which is 25 feet wide, at a distance of 550 feet South of Caves Road, which is 25 feet wide and is the nearest improved intersecting road as recorded in Deed Liber 8714, Folio 579:

Beginning N.  $78^{\circ} 00'00''$  E. for 371.25'; N.  $14^{\circ} 05'22''$  W. for 238.36';  
S.  $78^{\circ} 00'00''$  W for 367.95; S.  $13^{\circ} 17' 46''$  E. for 238.26' to the place of  
the beginning.

U.S. DEPARTMENT OF AGRICULTURE  
BUREAU OF PLANT INDUSTRY  
WASHINGTON, D. C.

DATE 3-4-97 ACCOUNT AC 001-61500

**AMOUNT**

RECEIVED FROM: EDWIN JANRETT JR.

FOR: ADMIN. VARIANCE

Case # 97-368-4

00019140052M1CHRI:

07-1009/30AM03.06-97

450. 411.

### DISTRIBUTION

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF POSTING**

RE: Case No.: 97-368-A

Petitioner/Developer:  
(Edwin Jarrett)

Date of Hearing/Closing:  
(March 31, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_\_ 411 Garrison Forest Road Owings Mills, Maryland 21117 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ March 14, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

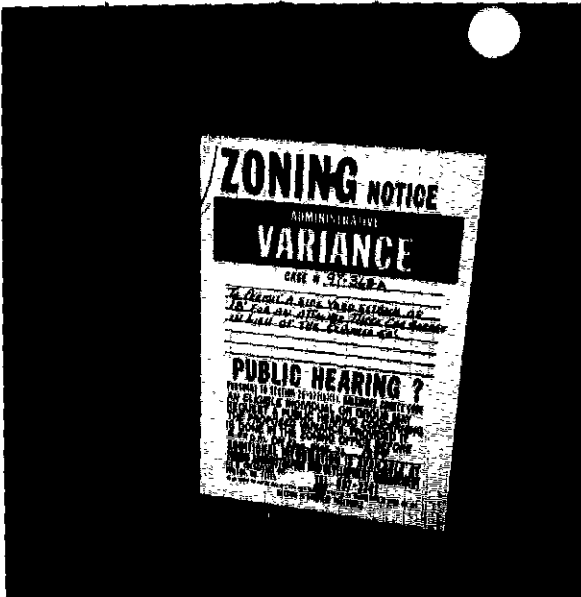
  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



97-368A





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 368

Petitioner: EDWIN B. EVELYN K. JARRETT, JR.

Location: 411 GARRISON FOREST ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EDWIN B. JARRETT, JR.

ADDRESS: 411 GARRISON FOREST RD.

OWINGS MILLS, MD 21117

PHONE NUMBER: (410) 356-7144 ; (W) 332-4039

AJ:ggs

(Revised 09/24/96)

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

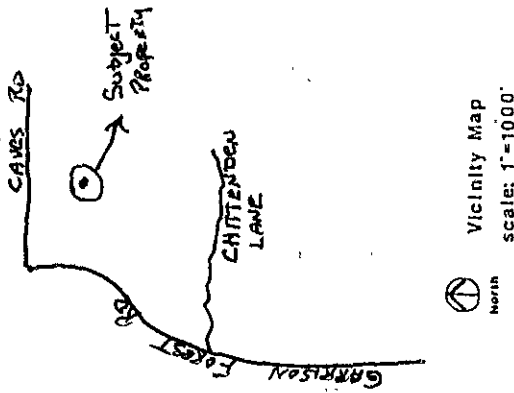
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: \_\_\_\_\_

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



## LOCATION INFORMATION

Election District: 03

Councilmanic District: 13

1"=200' scale map#:

Zoning: RC 5

Lot size: 2.02 acreage 87,343.28 square feet

SEWER: ☐ public ☒ private  
WATER: ☐ public ☒ private  
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

None

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

Scale of Drawing: 1"= \_\_\_\_\_

North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-368A (SECT. 1A04.3, B.3) B02A

To permit a side yard setback of 18 FT.  
for an attached ~~Two~~ car garage in lieu  
of the required 50 FT.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

3-21-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RECEIVED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 12, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-368-A  
411 Garrison Forest Road  
E/S Garrison Forest Road, 820' +/- S of c/l Caves Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Edwin B. Jarrett, Jr. and Evelyn K. Jarrett  
Post by Date: 3/16/97  
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Edwin and Evelyn Jarrett





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-97  
Item No. 368 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W Long*

Division Chief:

*Carol L. Kerns*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item No. 368

The Development Plans Review Division has reviewed the subject zoning item.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:cab

cc: File

ZONE324.368

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

368	373
369	375
372	376

RBS:sp

BRUCE2/DEPRM/TXTSBP



# PETITION PROBLEMS

## #368 --- RT

1. No section number or request wording on petition form.

## #374 --- JLL

1. Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
2. No telephone number for legal owner.
3. Need title of person signing for contract purchaser.
4. Sign form is incomplete/incorrect.

## #375 --- MJK

1. Need authorization for person signing for legal owners.
2. Sign form is incomplete/incorrect.

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

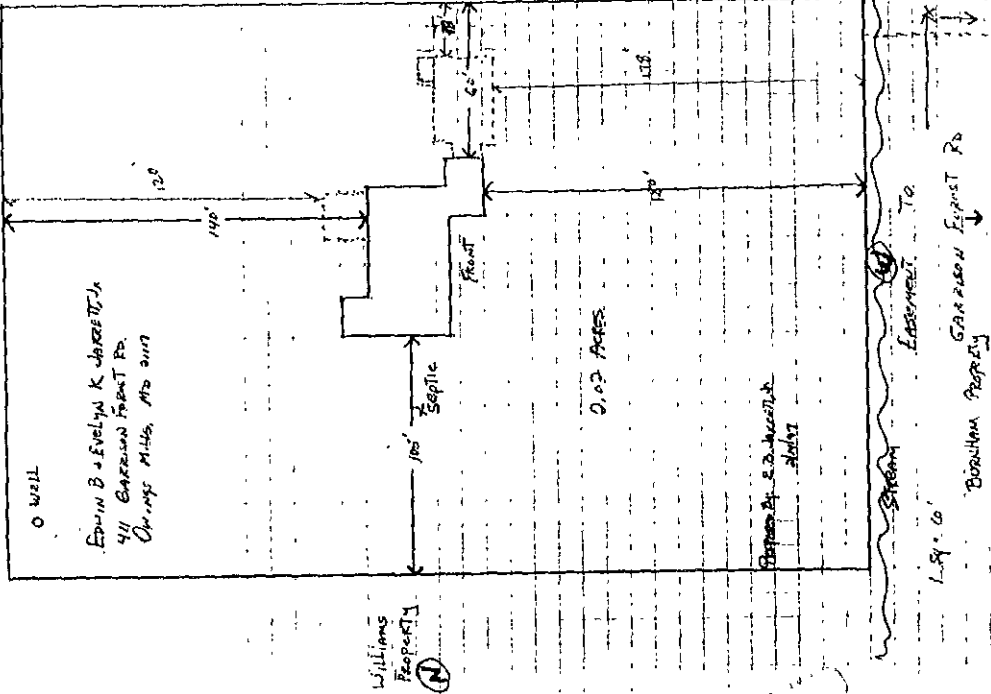
PROPERTY ADDRESS: 411 GARRISON FOREST ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_  
 plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: EDWIN B. & EVELYN K. JARRETT, JR.

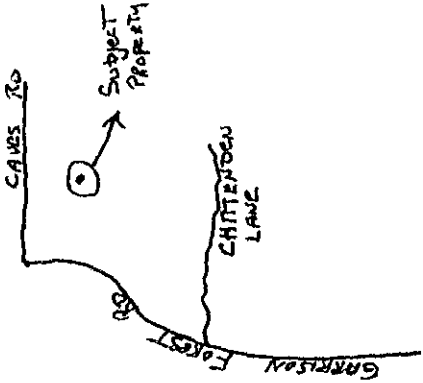
**97-368-A**

(E)



Road for New Development Currently Under Construction

Vicinity Map  
 North  
 scale: 1"=1000'



## LOCATION INFORMATION

Election District: **03**  
 Councilmanic District: **13**

1"=200' scale map#: **NW11-G**

Zoning: **RC 5**  
 Lot size: **2.03** acreage  
**87,393.28** square feet

SEWER: ☐ PUBLIC ☒ PRIVATE  
 WATER: ☐ PUBLIC ☒ PRIVATE  
 Chesapeake Bay Critical Area: ☐ YES ☒ NO  
 Prior Zoning Hearings: ☐

**NONE**

## Zoning Office USE ONLY!

reviewed by: **R.T.** ITEM #: **368** CASE#:

North

date: 2/14/97

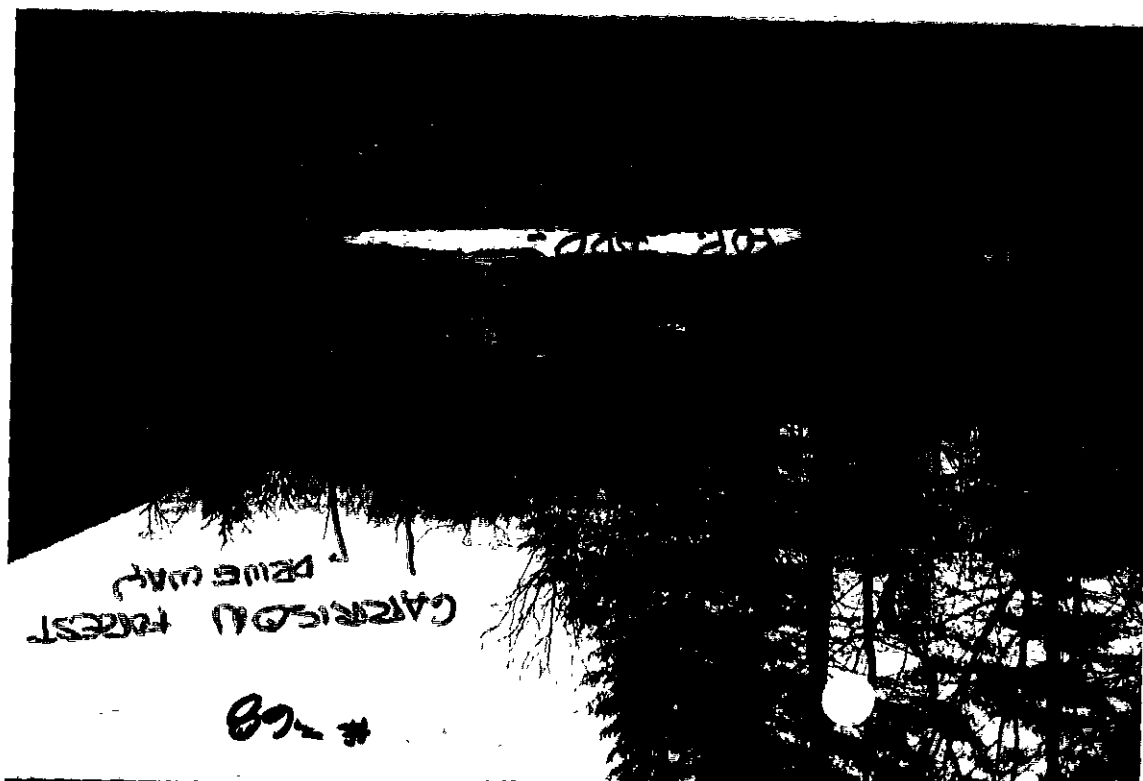
prepared by: E.B. JARRETT, JR.

Scale of Drawing: 1"= 100'













SCALE 1" = 200' ±  
DATE OF PHOTOGRAPHY JANUARY 1986  
LOCATION CHATTOLANEE  
SHEET N.W. II-G  
ITEM # 368

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP



97-368-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

N.W.  
II-G

CHATTOLANEE

ITEM# 368

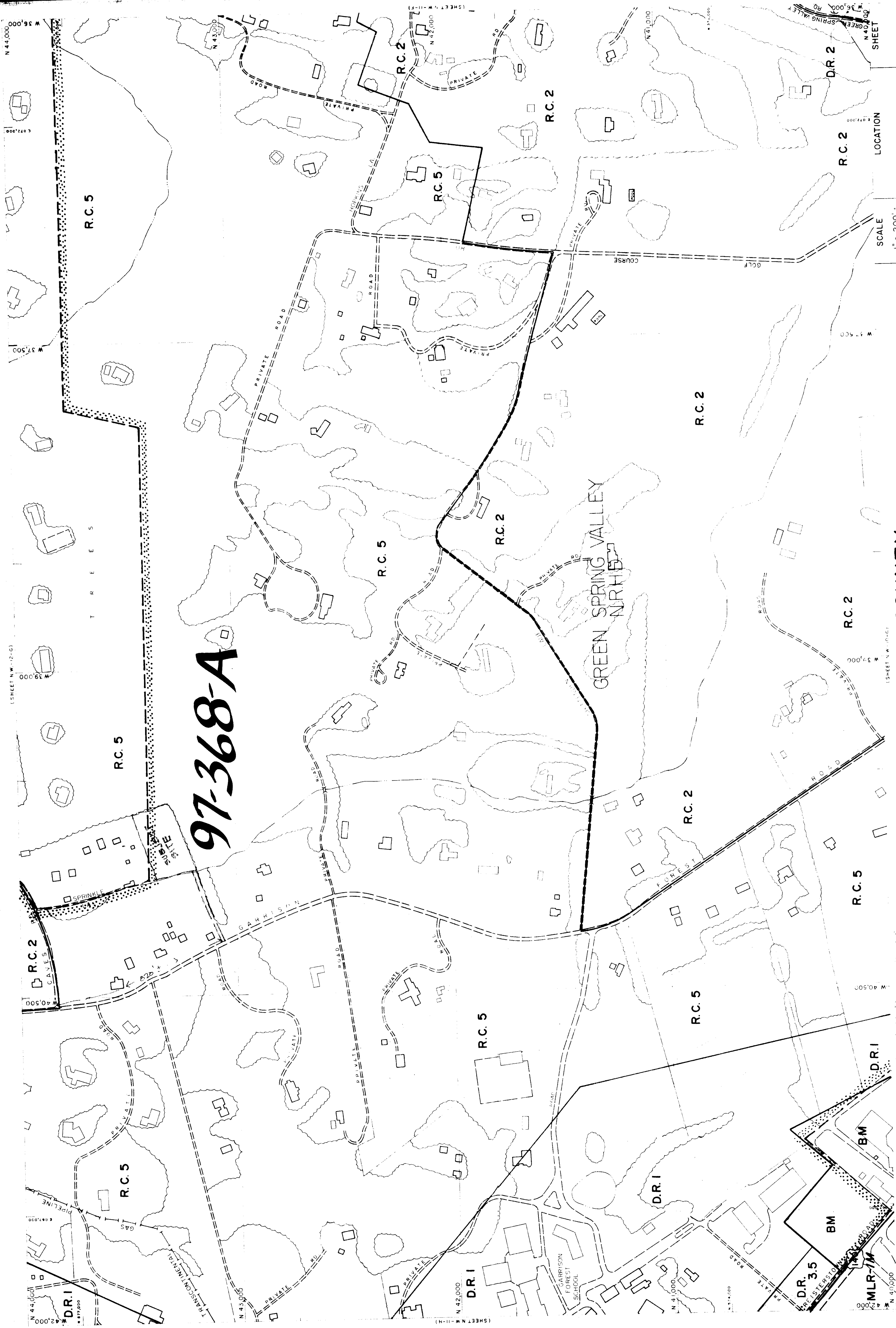
LOCATION

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

T-SE  
P-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY CONTAINS PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210











BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

CHATTOLANEE

ITEM# 368

SHEET

N.W.  
II-G

MICROFILMED



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE****ADMINISTRATIVE  
VARIANCE**Case No. 97-368A (SECT. 1A04-3.B.3) RT

To permit a side yard setback of 18 ft.  
for an attached ~~two~~ car garage in lieu  
of the required 50 ft.

**PUBLIC HEARING ?**

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
 AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
 CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
 RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON  
3-31-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
 PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

970  
pmd2.doc

Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

March 12, 1997

**ABOUT YOUR ADMINISTRATIVE VARIANCE**

CASE NUMBER: 97-368-A  
 411 Garrison Forest Road  
 S/S Garrison Forest Road, 620 1/2 S of C/2 Caves Road  
 3rd Election District - 3rd Councilmanic  
 Legal Owner(s): Edwin B. Jarrett, Jr. and Evelyn K. Jarrett  
 Post by Date: 3/16/97  
 Closing Date: 3/31/97

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 directed to 887-3391. This notice serves as a refresher regarding the administrative process.

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- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT  
 COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT  
 AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE  
 FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
 Director

cc: Edwin and Evelyn Jarrett

Printed with Soybean Ink  
on Recycled Paper

Maryland Department of Transportation  
 State Highway Administration

David L. Winstead  
 Secretary  
 Parker F. Williams  
 Administrative

Ms. Roslyn Eubanks  
 Baltimore County Office of  
 Permits and Development Management  
 County Office Building, Room 109  
 Towson, Maryland 21204

RE: Baltimore County 3-14-97  
 Item No. 368 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to  
 approval as it does not access a State roadway and is not affected by any State  
 Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
 Ronald Burns, Chief  
 Engineering Access Permits  
 Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
 1-800-735-2258 Statewide Toll Free  
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Permits and Development  
 Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

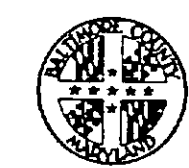
Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional  
 information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*Division Chief: *Carol L. Keene*

PK/JL

ITEM342/PZONE/ZAC1



Baltimore County Zoning Commissioner  
 Office of Planning and Zoning  
 Suite 112 Courthouse  
 400 Washington Avenue  
 Towson, Maryland 21204

Mr. & Mrs. Edwin B. Jarrett, Jr.  
 411 Garrison Forest Road  
 Owings Mills, Maryland 21117

Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Department of Permits & Development  
 Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief  
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
 for March 24, 1997  
 Item No. 368

The Development Plans Review Division has reviewed the subject  
 zoning item.

In accordance with Bill No. 18-90, Section 26-276 filling within a  
 flood plain is prohibited.

The rear of buildings may not be constructed within 20 feet of the  
 limits of the flood plain as established for a 100-year flood level with a 1  
 foot freeboard. See Plate D19 in the Baltimore County Design Manual,  
 adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the  
 first floor or basement floor must be at least 1 foot over the flood plain  
 elevation in all construction.

RWB:HJO:cab

cc: File

ZONE324.368

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM  
 FROM: R. Bruce Seeley  
 Permits and Development Review  
 DEPRM

DATE: 3/13/97

SUBJECT: Zoning Advisory Committee  
 Meeting Date: March 22, 97

The Department of Environmental Protection & Resource Management has no  
 comments for the following Zoning Advisory Committee Items:

Item #'s: 368 373  
369 375  
372 376

RBS:sp

BRUCEZ/DEPRM/TXTS8P

**PETITION PROBLEMS****#368 -- RT**

1. No section number or request wording on petition form.

**#374 -- JLL**

1. Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
2. No telephone number for legal owner.
3. Need title of person signing for contract purchaser.
4. Sign form is incomplete/incorrect.

**#375 -- MJK**

1. Need authorization for person signing for legal owners.
2. Sign form is incomplete/incorrect.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 411 GARRISON FOREST ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

Plot book: \_\_\_\_\_, folio: \_\_\_\_\_, lot: \_\_\_\_\_, section: \_\_\_\_\_

OWNER: Edwin B. Jarrett, Jr. & Evelyn K. Jarrett, Jr.

**97-368A**

*RET*

*3/11/97*

Scale of Drawing: 1" = 100'

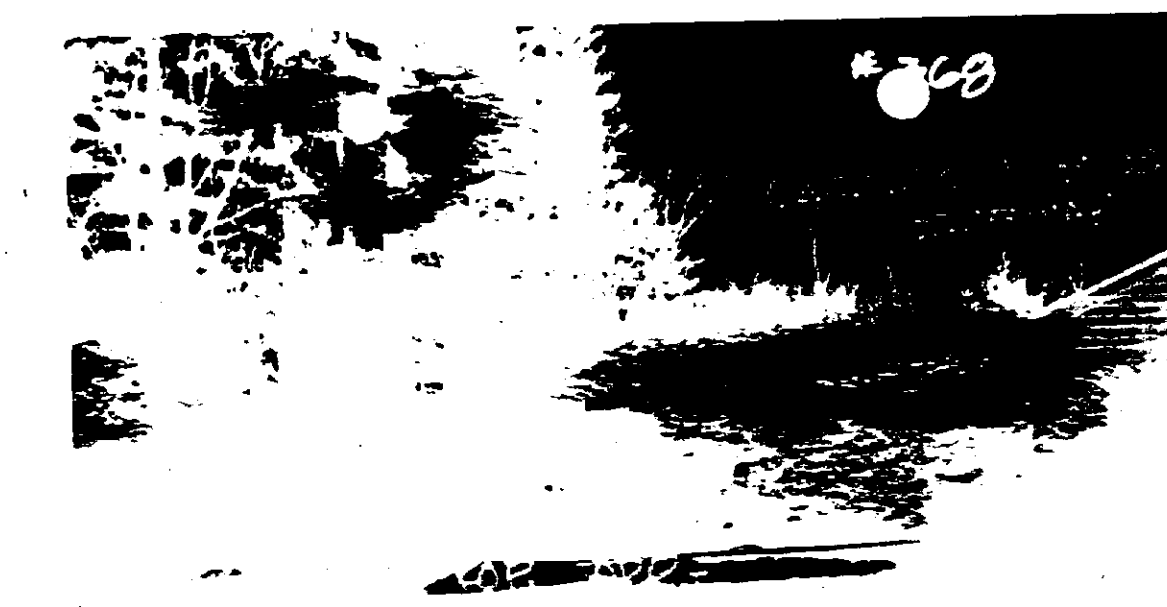
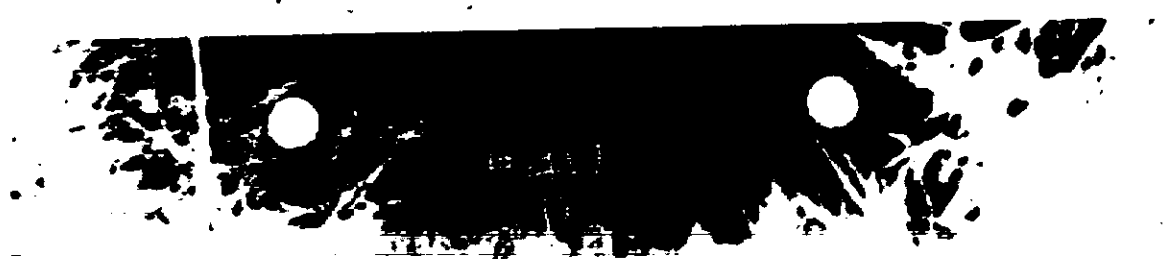
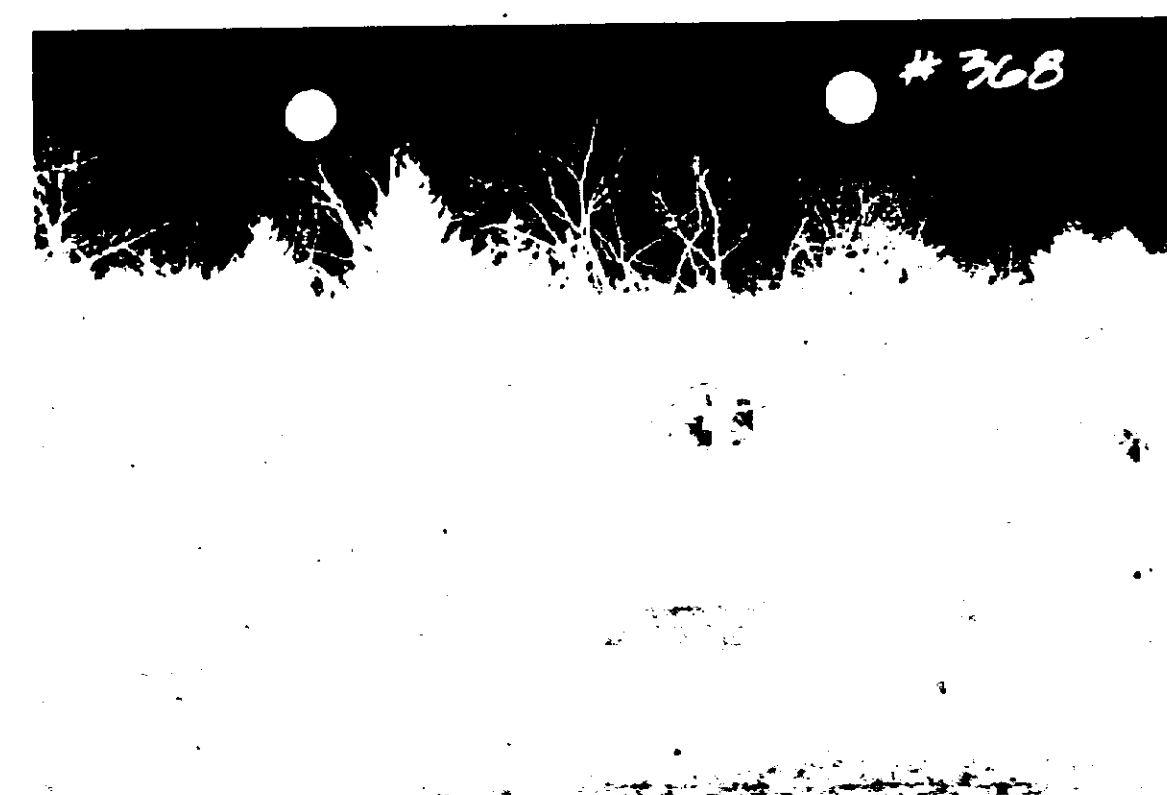
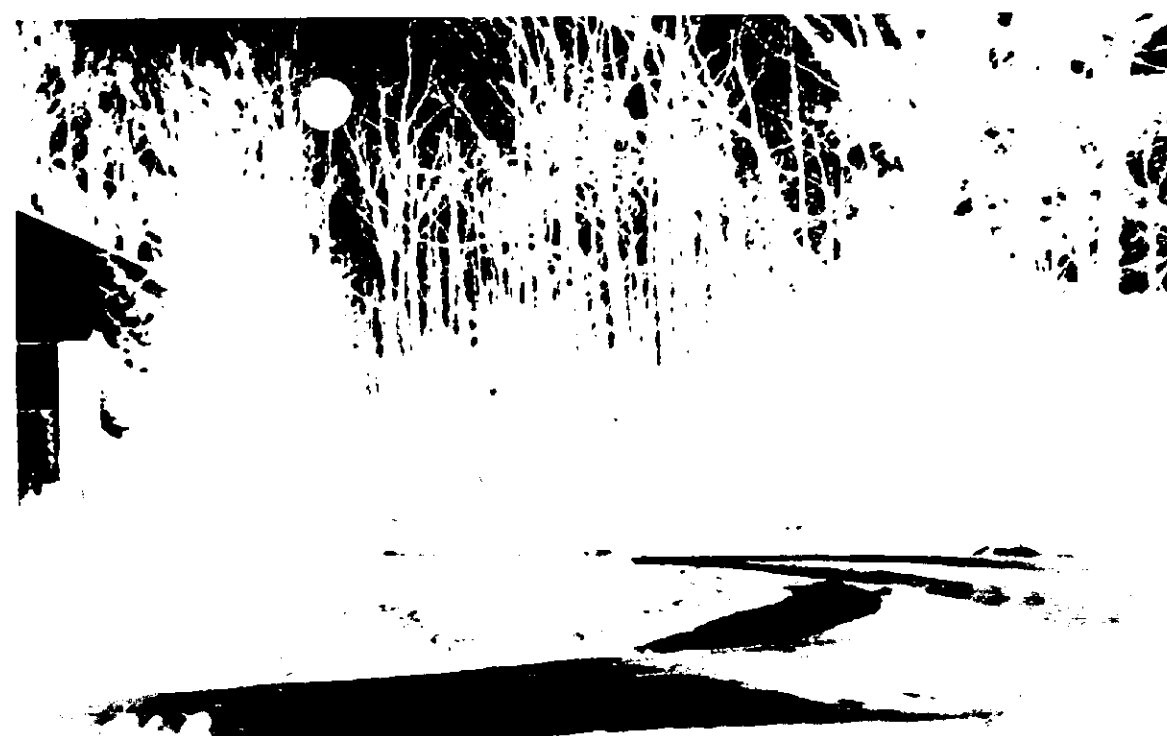
North  
 date: 3/11/97  
 prepared by: E.B. Jarrett, Jr.

LOCATION INFORMATION  
 Election District: 03  
 Councilmanic District: 12  
 1"-200' scale map: NW 11-G  
 Zoning: RT-5  
 Lot size: 3.02 acreage 97,373.28 square feet

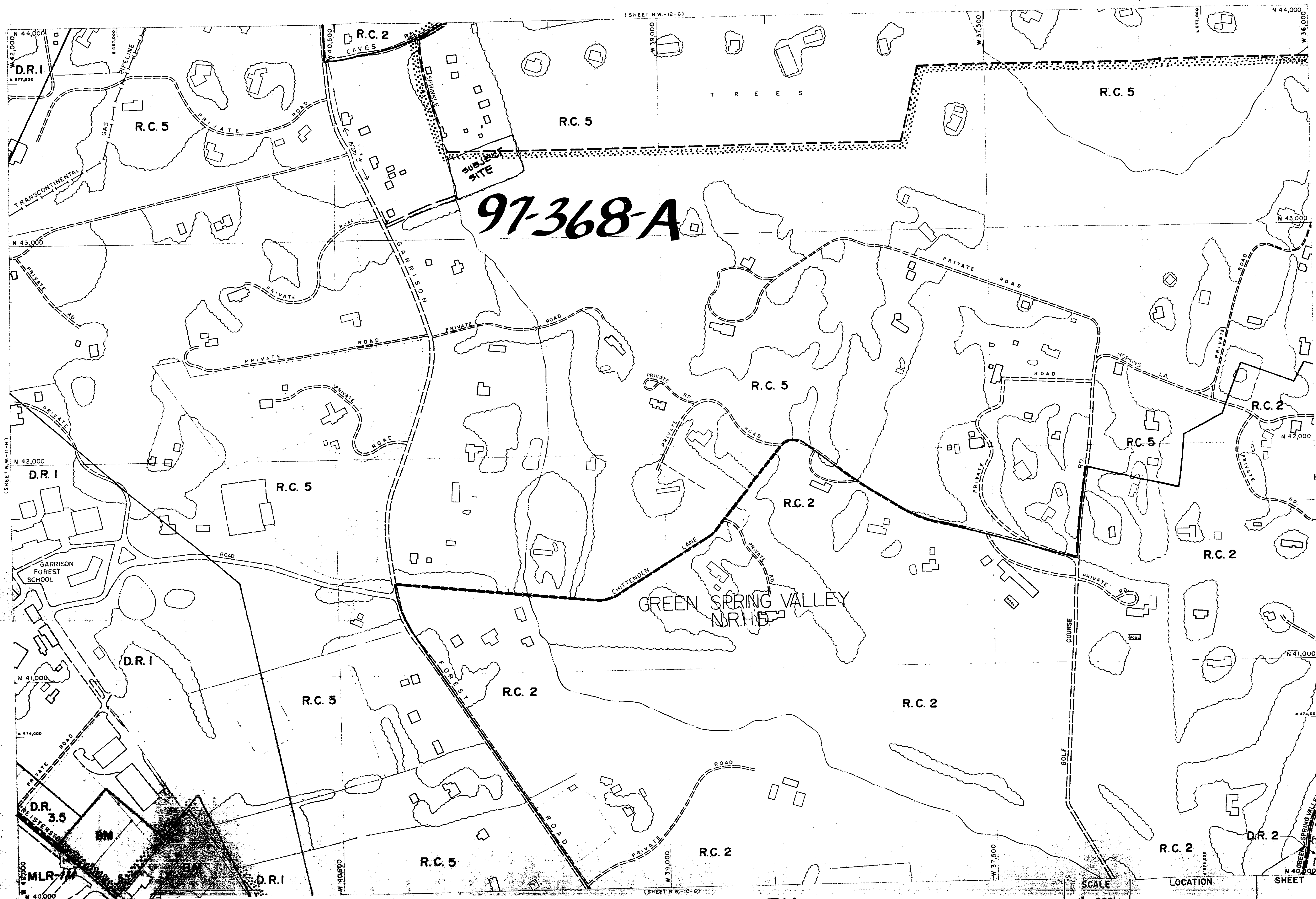
SEWER: ☐  
 WATER: ☐  
 Chesapeake Bay Critical Area: ☐  
 Prior Zoning Hearings: \_\_\_\_\_

Zoning Office USE ONLY!  
 reviewed by: R.T. ITEM #: 368 CASE#:

3/11/97







1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bills Nos. 129-96, 130-96, 131-96, 132-96, 134-96, 135-96

*Kevin Kamm*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BURCHETT-NORMAN, INC., BALTIMORE, MD 21218

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION CHATTOLANEE ITEM# 368	SHEET N.W. 11-G
DATE OF PHOTOGRAPHY JANUARY 1986		





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

CHATTOLANEE

ITEM# 368

SHEET

N.W.  
II-G

MICROFILMED







Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on a White Background:

**ZONING NOTICE****ADMINISTRATIVE  
VARIANCE**Case No. 97-368A (SECT. 1A04-3.B.3) RTTo permit a side yard setback of 18 ft.  
for an attached car garage in lieu  
of the required 50 ft.**PUBLIC HEARING ?**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON  
3-31-97ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

970  
pmd2.docBaltimore County  
Department of Permits and  
Development ManagementDevelopment Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 12, 1997

**ABOUT YOUR ADMINISTRATIVE VARIANCE**CASE NUMBER: 97-368-A  
411 Garrison Forest Road  
S/S Garrison Forest Road, 620 1/2 S of C/2 Caves Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Edwin B. Jarrett, Jr. and Evelyn K. Jarrett  
Post by Date: 3/16/97  
Closing Date: 3/31/97Contact made with this office regarding the status of this case should reference the case number and be  
directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT  
COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT  
AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE  
FORWARDED TO YOU VIA FIRST CLASS MAIL.Arnold Jablon  
Director

cc: Edwin and Evelyn Jarrett

Printed with Soybean Ink  
on Recycled PaperMaryland Department of Transportation  
State Highway AdministrationDavid L. Winstead  
Secretary  
Parker F. Williams  
AdministrativeMs. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204RE: Baltimore County 3-14-97  
Item No. 368 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to  
approval as it does not access a State roadway and is not affected by any State  
Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

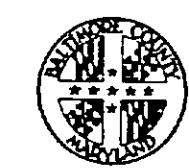
If there should be any further questions or if this office can provide additional  
information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Division Chief:

PK/JL

ITEM342/PZONE/ZAC1

Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204Mr. & Mrs. Edwin B. Jarrett, Jr.  
411 Garrison Forest Road  
Owings Mills, Maryland 21117

Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: Robert W. Bowling, Chief  
Development Plans Review DivisionSUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item No. 368The Development Plans Review Division has reviewed the subject  
zoning item.In accordance with Bill No. 18-90, Section 26-276 filling within a  
flood plain is prohibited.The rear of buildings may not be constructed within 20 feet of the  
limits of the flood plain as established for a 100-year flood level with a 1  
foot freeboard. See Plate D19 in the Baltimore County Design Manual,  
adopted 1983 and revised February, 1985.In conformance with Federal Flood Insurance requirements, the  
first floor or basement floor must be at least 1 foot over the flood plain  
elevation in all construction.

RWB:HJO:cab

cc: File

ZONE324.368

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRMSUBJECT: Zoning Advisory Committee  
Meeting Date: March 22, 97The Department of Environmental Protection & Resource Management has no  
comments for the following Zoning Advisory Committee Items:Item #'s: 368 373  
369 375  
372 376

RBS:sp

BRUCEZ/DEPRM/TXTS8P

**PETITION PROBLEMS****#368 -- RT**

1. No section number or request wording on petition form.

**#374 -- JLL**

1. Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
2. No telephone number for legal owner.
3. Need title of person signing for contract purchaser.
4. Sign form is incomplete/incorrect.

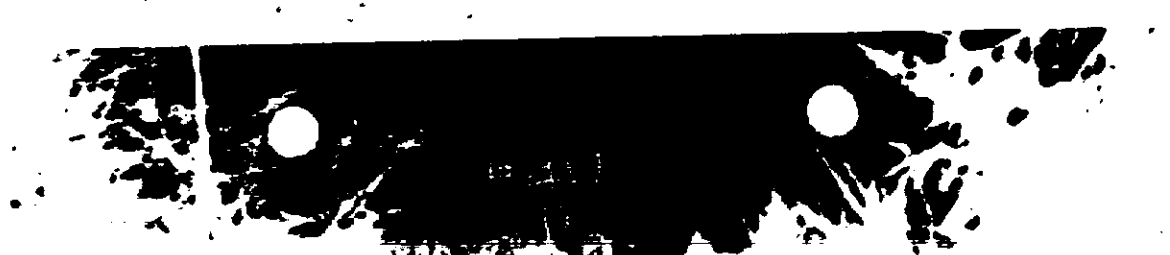
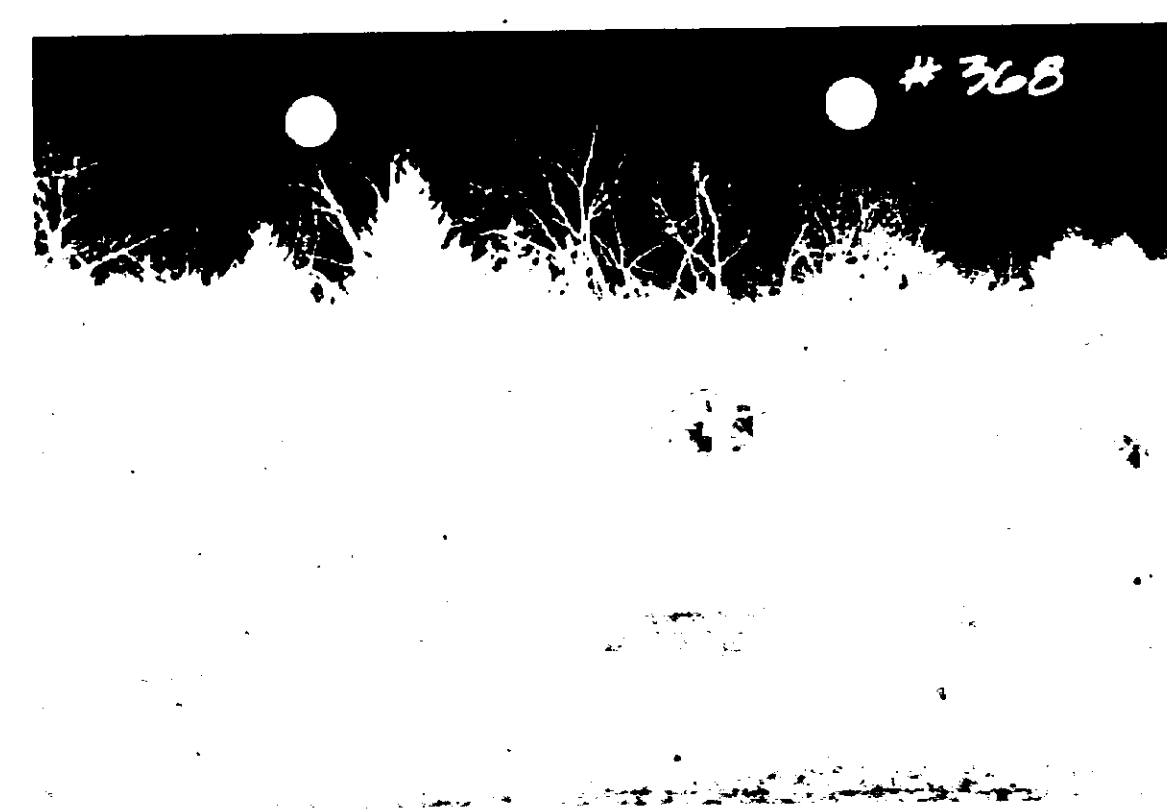
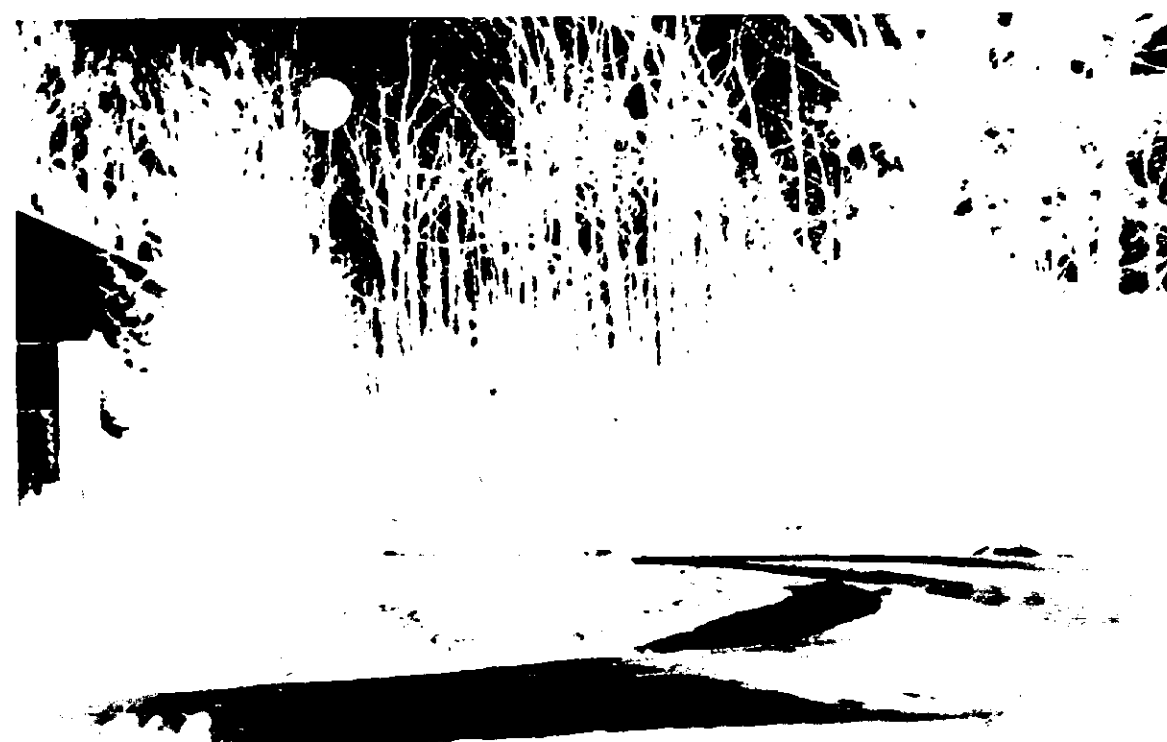
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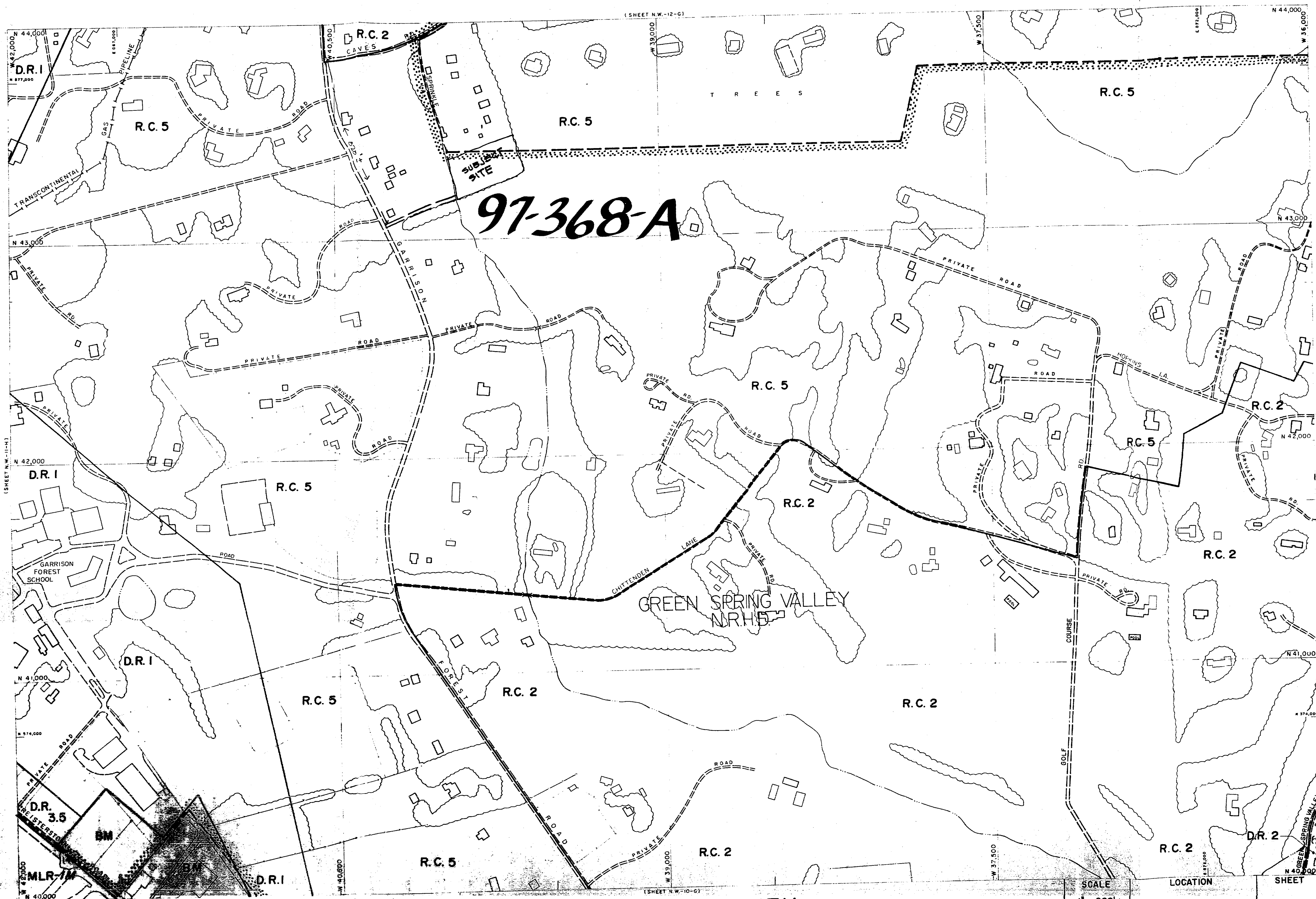
1. Need authorization for person signing for legal owners.
2. Sign form is incomplete/incorrect.

Plat to accompany Petition for Zoning <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Hearing	
PROPERTY ADDRESS: <u>411 GARRISON FOREST ROAD</u> <small>see pages 5 &amp; 6 of the CHECKLIST for additional required information</small>	
Subdivision name: _____	
Lot book _____, folio _____, lot _____, section _____	
OWNER: <u>Edwin B. Jarrett, Jr. &amp; Evelyn K. Jarrett, Jr.</u>	
<b>97-368A</b> 	
<b>LOCATION INFORMATION</b> Election District: <u>03</u> Councilmanic District: <u>12</u> 1"=200' scale map: <u>NW 11-G</u> Zoning: <u>RC 5</u> Lot size: <u>3.02</u> acreage <u>97,373.28</u> square feet SEWER: <input type="checkbox"/> WATER: <input type="checkbox"/> Chesapeake Bay Critical Area: <input type="checkbox"/> Prior Zoning Hearings: _____ Name: _____ <b>Zoning Office USE ONLY!</b> reviewed by: <u>R.T.</u> ITEM #: <u>368</u> CASE#: _____ date: <u>3/14/97</u> prepared by: <u>E.B. Jarrett, Jr.</u> Scale of Drawing: 1"=100'	

3/11/97







1996 COMPREHENSIVE ZONING MAP  
 ADOPTED BY  
 THE BALTIMORE COUNTY COUNCIL  
 OCTOBER 8, 1996  
 Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
 Kevin Kamm  
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BURCHETT-NORMAN, INC., BALTIMORE, MD 21218

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION CHATTOLANEE ITEM# 368	SHEET N.W. 11-G
DATE OF PHOTOGRAPHY JANUARY 1986		